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OFFICIAL STATEMENT

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# Yorba Linda County Water District Improvement District No. 1

Orange County, California

Yorba Linda county water district  
water districts -- C.R.T. -- orange co.  
Bonds -- C.R.T. -- orange co.  
orange county will Economic conditions

**\$2,345,000**

**1978 Water Bonds, Series A  
(General Obligations)**

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Bids to be received by a representative of the  
Board of Directors of the Yorba Linda County Water District until 10:00 A.M.,  
Thursday, August 24, 1978, at the District Office, 4622 Plumosa Drive, Yorba Linda, California 92686.

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## **YORBA LINDA COUNTY WATER DISTRICT**

Orange County, California

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M. Roy Knauft, Jr., *President*

Howard Lindow, *Vice-President*

Fred G. Clodt

Arthur C. Korn

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Ralph C. Shook, *General Manager*

Jean E. Mathews, *Secretary*

Betty Emblidge, *Auditor*

Richard T. Davalos, *Project Manager*

---

### **PROFESSIONAL SERVICES**

Rutan & Tucker, *Bond Counsel and District Counsel*  
Santa Ana and San Francisco, California

Charles D. Hobbs, Inc., *Special Consultant*  
Sacramento, California

James M. Montgomery, Consulting Engineers, Inc., *Consulting Engineer*  
Irvine, California

Stone & Youngberg Municipal Financing Consultants, Inc., *Financing Consultants*  
Los Angeles and San Francisco, California

Bank of America NT & SA, Los Angeles and San Francisco, California  
Continental Illinois National Bank and Trust Company, Chicago, Illinois  
The Chase Manhattan Bank, NA, New York, New York  
*Paying Agents*

**THE DATE OF THIS OFFICIAL STATEMENT IS AUGUST 3, 1978**

# YORBA LINDA COUNTY WATER DISTRICT

4622 PLUMOSA DRIVE

PHONE (714) 528-7226

MAILING ADDRESS  
P.O. BOX 309  
YORBA LINDA, CALIFORNIA 92686



## OFFICERS

M. ROY KNAUFT, JR. PRESIDENT	RALPH C. SHOOK GENERAL MANAGER
HOWARD LINDOW VICE PRESIDENT	JEAN E. MATHEWS SECRETARY

## DIRECTORS

FRED CLODT	WHIT CROMWELL
M. ROY KNAUFT, JR.	HOWARD LINDOW
ARTHUR C. KORN	

August 3, 1978

## TO WHOM IT MAY CONCERN:

The purpose of this Official Statement is to supply information to prospective bidders on and buyers of the \$2,345,000 of Yorba Linda County Water District Improvement District No. 1 1978 Water Bonds, Series A, authorized and to be issued for the purpose of assisting in the financing of water system improvements and paying of expenses in connection with bond issuance.

The material contained in this Official Statement was prepared by Stone & Youngberg Municipal Financing Consultants, Inc., in the capacity of financing consultant to the Yorba Linda County Water District in connection with the sale of the Improvement District No. 1 1978 Water Bonds, Series A, and the firm will receive compensation from the District contingent upon the sale and delivery of the Bonds. Summaries herein presented of the Resolution of Issuance, Notice Inviting Bids, proposed project improvements, financial and economic data do not purport to be complete, and reference is made to the documents on file in the office of the Secretary of the District for further information. Statements which involve estimates or opinions, whether or not expressly so described herein, are intended solely as such and are not to be construed as factual reports.

The Official Statement does not constitute a contract with the buyers or holders, from time to time, of the Bonds. The Resolution of Issuance, which does constitute such a contract, is available to any prospective bidder on request from said Secretary.

The legal opinion, approving the validity of the Bonds, will be furnished by Rutan & Tucker, Santa Ana and San Francisco, California, Bond Counsel. Bond Counsel's fee will be partially contingent upon the sale and delivery of the Bonds.

No dealer, broker, salesman or other person has been authorized by the District to give any information or to make any representations other than those contained herein and, if given or made, such other information or representation must not be relied upon as having been authorized by any of the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of any offer to buy nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale.

The execution and distribution of this Official Statement have been duly authorized by the District.

YORBA LINDA COUNTY WATER DISTRICT

M. Roy Knauff, Jr., President



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# CONTENTS

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<b>Introduction</b> .....	1	Tax Delinquencies .....	14
<b>The Bonds</b> .....	3	Employee Retirement .....	14
Authority for Issuance .....	3	Audited Financial Statements .....	14
Sale of the Bonds .....	3	Direct and Overlapping Debt .....	15
Description of the Bonds .....	3	<b>The District</b> .....	21
Redemption Provisions .....	4	Organization .....	21
Notice of Redemption .....	4	Service Area .....	22
Registration .....	4	Climate and Topography .....	22
Legal Opinion .....	4	Population .....	23
Tax Exempt Status .....	4	Housing .....	23
Security .....	4	Building Activity .....	23
Constitutional Tax Limitation .....	4	Employment .....	25
Purpose .....	5	Industry .....	26
Additional Bonds .....	5	Commerce .....	26
Certificate Concerning Official Statement .....	5	Agriculture .....	27
Other Closing Documents .....	5	Transportation .....	27
Estimated Annual Bond Service .....	5	Banking .....	27
<b>The Project</b> .....	7	Utilities .....	27
Water Supply .....	7	Education .....	27
Existing Water Facilities .....	7	Community Facilities .....	27
Formation of Improvement Districts .....	7		
The Diemer Intertie .....	9		
Project Description .....	9		
Environmental Considerations .....	9		
Status of Residential Development .....	9		
Estimated Project Costs .....	10		
<b>Financial Data</b> .....	11		
Assessed Valuations .....	11		
Projected Assessed Valuations .....	13		
Tax Rates .....	13		

<b>TABLES</b>	
Table 1. Estimated Annual Bond Service ..	6
Table 2. Estimated Project Costs .....	10
Table 3. Comparative Balance Sheets — June 30, 1977 and 1976 .....	16
Table 4. Combined Statement of Income and Expenses .....	18
Table 5. Combined Statement of Changes in Fund Balances .....	19
Table 6. Direct and Estimated Overlapping Bonded Debt .....	20







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# INTRODUCTION

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The Yorba Linda County Water District is located in the northeastern portion of Orange County approximately 30 miles southeast of Los Angeles and 11 miles north of the City of Santa Ana, the county seat. The District was formed on January 2, 1959, and subsequently purchased the assets of the Yorba Linda Water Company which had been incorporated in 1909 to provide water to the developers of the Yorba Linda Tract.

The District currently provides water and sewer service to an area encompassing approximately 5,400 acres, which includes most of the City of Yorba Linda, portions of the cities of Anaheim and Placentia, a small portion of the City of Brea and some intervening unincorporated area. As of June 30, 1978, the District provided service to 9,423 water connections and 7,268 sewer connections.

The Board of Directors of the Yorba Linda County Water District approved the formation of Improvement Districts No. 1 and 2 on May 4, 1978. The improvement districts were formed, following a series of annexations to the District over the past two years, to provide a means of financing a "backbone" water system in the undeveloped East Yorba Linda area. Improvement District No. 1 encompasses 4,260 acres and Improvement District No. 2 covers 3,230 acres. The City of Yorba Linda will provide sewer service in most of Improvement District No. 1 and all of Improvement District No. 2.

The \$2,345,000 Yorba Linda County Water District Improvement District No. 1 1978 Water Bonds, Series A, comprise the initial offering of the \$27,320,000 principal amount of general obligation bonds approved by the electorate of the Improvement District on June 13, 1978. The District currently plans to sell approximately \$4,500,000 of Improvement District No. 1 Series B bonds between March and June, 1979.

Proceeds from the sale of the Series A bonds will be used to acquire and construct a water transmission and distribution system to service the needs of the residential units under construction, or soon to be constructed, within Improvement District No. 1. A portion of the bond proceeds will also be expended to acquire sites and pay the costs of preliminary design work for several reservoirs, to meet the costs of bond issuance and provide funded interest for a period of two years.

The approval of Proposition 13 by the California electorate on June 6, 1978, which adds Article XIII A to the State Constitution and among other things will limit ad valorem taxes to one percent of market value (based upon assessments for the 1975/76 fiscal year) and limit increases in future values (except in the case of new construction or the sale of property) to two percent per year, will not affect the security of the Improvement District No. 1 1978 Water Bonds, Series A, and should have little, if any, effect on the Yorba Linda County Water District's operations within Improvement District No. 1.

Taxes to meet debt service on indebtedness approved by the electorate prior to July 1, 1978, are specifically excluded from the limitations imposed by Article XIII A. Furthermore, prior to June 6, 1978, the District's Board of Directors had adopted a policy of phasing out taxes for the purpose of meeting water system operating and maintenance expenses by the 1980/81 fiscal year and so the constitutional tax limitation should have no material effect on the ability of the District to operate the system to be financed by the Series A bonds.

The 1977/78 secured assessed valuation of property within Improvement District No. 1 is estimated to be \$4,578,520, exclusive of utility improvements, the value of which cannot be determined at present. This is expected to increase markedly as nine development companies have tentative plans to build, in aggregate, approximately 6,400 residential units within the Improvement District over the next ten years. There are presently 66 detached single-family homes and 219 townhomes under construction in Improvement District No. 1, and grading has commenced for another 519 housing units.

Development within the Yorba Linda County Water District consists primarily of suburban residential neighborhoods which are augmented by local shopping centers and planned industrial facilities. The avocado and citrus orchards which once comprised a major segment of the District's economy are rapidly yielding to suburban expansion. Residents of the District enjoy favorable access to the Southern California Freeway system via the Riverside and Orange freeways.



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# THE BONDS

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## Authority for Issuance

The \$2,345,000 Yorba Linda County Water District Improvement District No. 1 1978 Water Bonds, Series A, are general obligation bonds to be issued under terms of Resolution No. 78-47, the "Master Resolution" applicable to all series of the 1978 Water Bonds, and Resolution No. 78-48, the "First Supplemental Resolution" applicable to the Series A bonds, both adopted by the Board of Directors of the Yorba Linda County Water District on August 3, 1978. The bonds will be issued pursuant to Division 12, Part 6, Chapter 2, Article 4 of the Water Code of the State of California, commencing with Section 31425.

The bonds comprise the initial offering of a \$27,320,000 principal amount approved by a vote of 3 to 0 at an election held within Improvement District No. 1 on June 13, 1978.

## Sale of the Bonds

Bids for the purchase of the bonds will be received until 10:00 a.m., Thursday, August 24, 1978, by a representative of the Board of Directors of the District at the District office, 4622 Plumosa Drive, Yorba Linda, California. Mailed bids should be addressed to the District at 4622 Plumosa Drive, Yorba Linda, California 92686. It is anticipated that the award of the bonds to the successful bidder will be made by the Board of Directors at its regular meeting on the same date.

Details of the terms of sale are set forth in the Notice Inviting Bids approved by the Board of Directors of the District on August 3, 1978. A copy of the Notice accompanies this official statement as originally distributed.

## Description of the Bonds

The bonds will be dated September 1, 1978, and will be initially issued as coupon bonds in the denomination of \$5,000 each, numbered A1 through A469. The bonds will mature serially on September 1 in each of the years and the amounts shown in the Schedule of Maturities on the following page.

Interest will be payable semiannually on March 1 and September 1 of each year, commencing on March 1, 1979. Both interest and principal are payable at the Corporate Agency Division of the princi-

pal paying agent, Bank of America NT&SA, Los Angeles or San Francisco, California, or at the Continental Illinois National Bank and Trust Company, Chicago, Illinois, or The Chase Manhattan Bank, NA, New York, New York.

#### **SCHEDULE OF MATURITIES**

Year	Amount	Year	Amount
1981 .....	\$ 45,000	1993 .....	\$100,000
1982 .....	45,000	1994 .....	105,000
1983 .....	50,000	1995 .....	115,000
1984 .....	55,000	1996 .....	120,000
1985 .....	60,000	1997 .....	130,000
1986 .....	60,000	1998 .....	140,000
1987 .....	65,000	1999 .....	150,000
1988 .....	70,000	2000 .....	160,000
1989 .....	75,000	2001 .....	170,000
1990 .....	80,000	2002 .....	180,000
1991 .....	85,000	2003 .....	195,000
1992 .....	90,000		

#### **Redemption Provisions**

Bonds numbered A1 through A138, in the amount of \$690,000, maturing on or prior to September 1, 1991, are not subject to call for redemption prior to maturity. Bonds numbered A139 through A469, in the amount of \$1,655,000, maturing on and after September 1, 1992, are subject to call for redemption prior to maturity, as a whole or in part, on any interest payment date beginning September 1, 1991. The bonds will be callable in inverse order of maturity and by lot within a single maturity.

The redemption price will be equal to par value, plus accrued interest, and a premium equal to one-quarter of one percent for each year and any intervening fraction of a year from the redemption date to the maturity date of the bonds called for redemption.

#### **Notice of Redemption**

Notice of redemption is to be published in a financial newspaper or financial journal, published in the City of New York, at least 30 days and not more than 60 days prior to the redemption date. The paying agent is required to mail written notice to the owners of any registered bonds.

#### **Registration**

The bonds will be initially issued as coupon bonds which may be exchanged for fully registered bonds of the same maturity. Thereafter, fully registered bonds may be exchanged for coupon bonds or for other fully registered bonds, all in accordance with the provisions in the resolution providing for the issuance of the bonds.

#### **Legal Opinion**

The unqualified opinion of Rutan & Tucker, Santa Ana and San Francisco, California, bond counsel for the Yorba Linda County Water District, approving the validity of the bonds, will be supplied free of charge to the original purchaser of the bonds. A copy of the legal opinion of Rutan & Tucker, certified by the official of the District in whose office the original is filed, will be printed on each bond without charge to the successful bidder.

#### **Tax Exempt Status**

In the opinion of bond counsel, interest on the bonds is exempt from present Federal income taxes and from State of California personal income taxes under existing statutes, regulations and court decisions.

#### **Security**

The bonds are general obligations of Improvement District No. 1 of the Yorba Linda County Water District. The District's Board of Directors has the power and is obligated to cause Orange County to levy annual ad valorem taxes, without limitation as to rate or amount on all taxable property within Improvement District No. 1, except certain personal property taxable at a limited rate, for the payment of bond principal and interest.

#### **Constitutional Tax Limitation**

On June 6, 1978, the California electorate approved the addition of Article XIII A to the State Constitution which, among other matters, limits property taxes — except taxes to meet debt service on indebtedness approved by the electorate prior to the July 1, 1978 effective date of the amendment — to one percent of market value. Since taxes to meet debt service on indebtedness authorized by the electorate prior to the amendment's effective date were specifically exempted from the constitutional



tax limitation it does not impair the ability of the District's Board of Directors to cause Orange County to levy taxes within Improvement District No. 1 to meet debt service on the bonds currently being offered for sale.

Furthermore, prior to June 6, 1978, the District's Board of Directors had adopted a policy of phasing out taxes for the purpose of meeting water system operating and maintenance expenses by the 1980/81 fiscal year and so the constitutional tax limitation should have no material effect on the ability of the District to operate the system to be financed by the bonds currently being offered for sale.

However, the constitutional limitation on property taxes may limit the level of services provided by other governmental agencies within Improvement District No. 1. This is particularly the case with those governmental agencies which in the past relied on property taxes as the source of all or a major portion of their revenues.

## **Purpose**

The bonds are being issued to finance the acquisition and construction of water facilities designed to extend the District's water service capabilities to Improvement District No. 1. A portion of the bond proceeds will also be expended to meet the costs of bond issuance and fund interest on the bonds during the construction period and during the twelve months following the construction period (not to exceed a total of two years).

The water improvements proposed for Improvement District No. 1 and the Yorba Linda County Water District's existing waterworks system are described in the section of this official statement entitled, "The Project".

## **Additional Bonds**

After sale of the Series A bonds currently offered, Improvement District No. 1 will have \$24,975,000 authorized but unsold 1978 general obligation bonds. The District currently plans to sell approximately \$4,500,000 of Series B bonds between March and June of 1979.

## **Certificate Concerning Official Statement**

At the time of payment for and delivery of the bonds, the District will furnish the successful bidder

a certificate, signed by an appropriate officer of the District, acting in his official capacity, to the effect that to the best of his knowledge and belief, and after reasonable investigation: (a) neither the official statement relating to the bonds nor any amendment or supplement thereto contains any untrue statement of a material fact or omits to state any material fact necessary to make the statements therein, in light of the circumstances in which they were made, not misleading; (b) since the date of the official statement no event has occurred which should have been set forth in an amendment or supplement to the official statement which has not been set forth in such an amendment or supplement; nor (c) has there been any material adverse change in the operation or financial affairs of the District since the date of such official statement.

## **Other Closing Documents**

In addition to the opinion of bond counsel and the Certificate Concerning Official Statement described above, the District will, at the time of delivery of the bonds, furnish the purchaser the following documents, all to be dated as of the date of delivery:

1. *Arbitrage Certificate.* A certificate of a responsible officer of the District certifying that, on the basis of the facts and circumstances in effect at the time of delivery of the bonds, it is not expected that the proceeds of the bonds will be used in a manner that will cause the bonds to be arbitrage bonds.

2. *Signature — No Litigation Certificate.* A certificate of the respective officers and representatives of the District showing that they have signed the bonds by manual or facsimile signature, that they were duly authorized to execute the same, and that there is no litigation threatened or pending affecting the validity of the bonds.

3. *Auditor's Receipt.* The receipt of the Auditor of the District showing that the purchase price of the bonds, including accrued interest to the date of delivery, has been received by the District.

## **Estimated Annual Bond Service**

Table 1 presents an estimate of the annual bond service requirements for the \$2,345,000 of Improvement District No. 1 1978 Series A bonds based upon an estimated interest rate of seven percent.

Table 1

**YORBA LINDA COUNTY WATER DISTRICT**  
**IMPROVEMENT DISTRICT NO. 1**  
**Estimated Annual Bond Service**

Year Ending September 1	Bonds Outstanding	Interest Estimated At 7%	Principal Maturing	Total Bond Service
1979 .....	\$2,345,000	\$ 164,150 <sup>①</sup>	\$ —	\$ 164,150
1980 .....	2,345,000	164,150 <sup>①</sup>	—	164,150
1981 .....	2,345,000	164,150	45,000	209,150
1982 .....	2,300,000	161,000	45,000	206,000
1983 .....	2,255,000	157,850	50,000	207,850
1984 .....	2,205,000	154,350	55,000	209,350
1985 .....	2,150,000	150,500	60,000	210,500
1986 .....	2,090,000	146,300	60,000	206,300
1987 .....	2,030,000	142,100	65,000	207,100
1988 .....	1,965,000	137,550	70,000	207,550
1989 .....	1,895,000	132,650	75,000	207,650
1990 .....	1,820,000	127,400	80,000	207,400
1991 .....	1,740,000	121,800	85,000	206,800
1992 .....	1,655,000	115,850	90,000 <sup>②</sup>	205,850
1993 .....	1,565,000	109,550	100,000 <sup>②</sup>	209,550
1994 .....	1,465,000	102,550	105,000 <sup>②</sup>	207,550
1995 .....	1,360,000	95,200	115,000 <sup>②</sup>	210,200
1996 .....	1,245,000	87,150	120,000 <sup>②</sup>	207,150
1997 .....	1,125,000	78,750	130,000 <sup>②</sup>	208,750
1998 .....	995,000	69,650	140,000 <sup>②</sup>	209,650
1999 .....	855,000	59,850	150,000 <sup>②</sup>	209,850
2000 .....	705,000	49,350	160,000 <sup>②</sup>	209,350
2001 .....	545,000	38,150	170,000 <sup>②</sup>	208,150
2002 .....	375,000	26,250	180,000 <sup>②</sup>	206,250
2003 .....	195,000	13,650	195,000 <sup>②</sup>	208,650
Totals .....		<u>\$2,769,900</u>	<u>\$2,345,000</u>	<u>\$5,114,900</u>

① Payable from bond proceeds.

② Callable on and after September 1, 1991.



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# THE PROJECT

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## Water Supply

The Yorba Linda County Water District currently obtains approximately 70 percent of its water supply from five wells located in the Santa Ana River Basin. The balance of the District's water is supplied by the Metropolitan Water District of Southern California (MWD) through membership in the Municipal Water District of Orange County. The District has a 10 cubic feet per second connection to the MWD Lower Feeder which extends from the Robert B. Diemer Filtration Plant in Yorba Linda.

The District currently has a maximum water source capacity of 23 million gallons per day (mgd). The completion of the Diemer Intertie, discussed on page 9, will increase this capacity to approximately 55 mgd. Although the District's water transmission system will presently accommodate a maximum of 15 mgd, the excess source capacity will be needed to serve the expanding population within the District's service area.

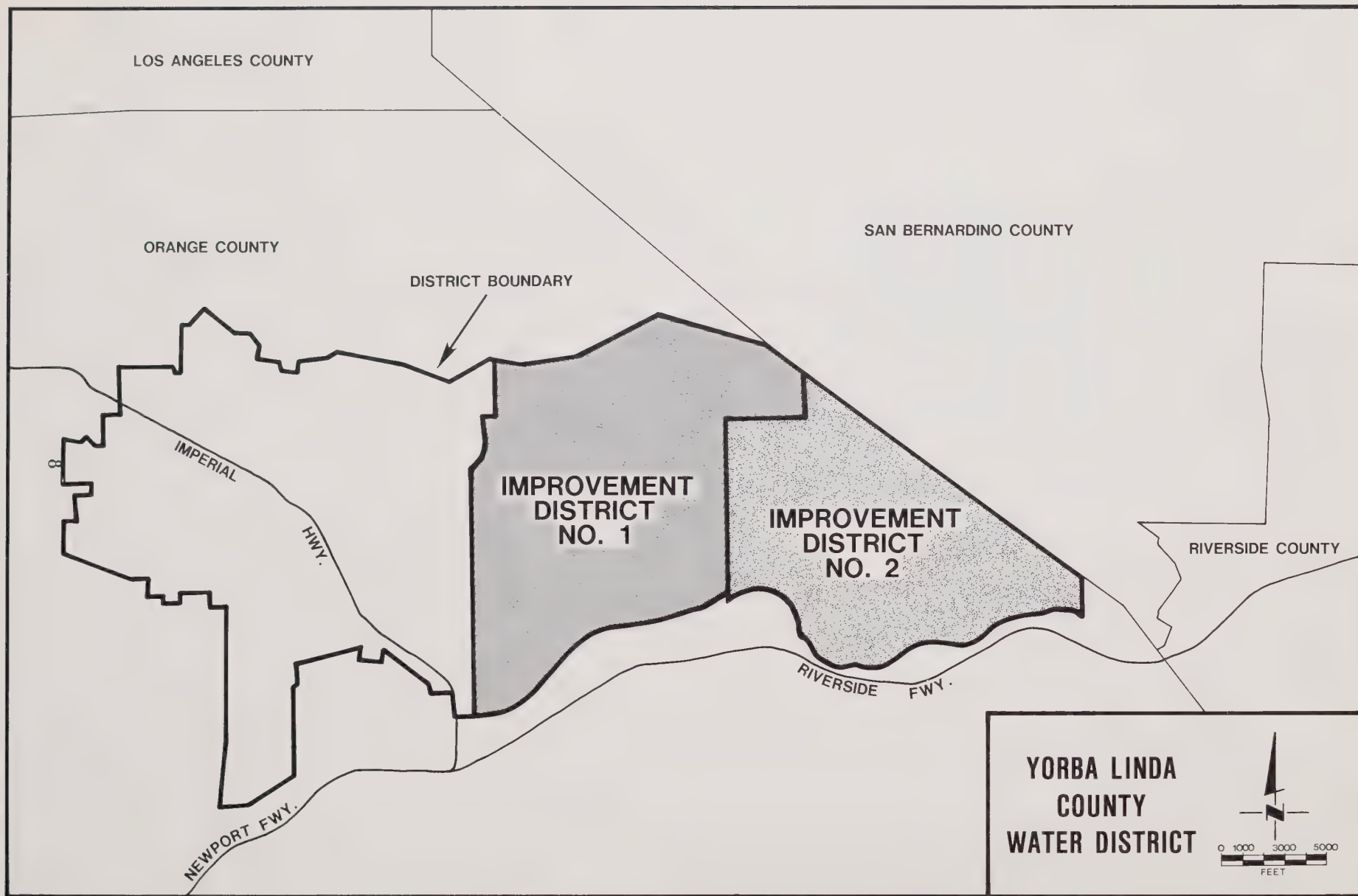
## Existing Water Facilities

The District operates three reservoirs with a total capacity of 16 million gallons. Although the District has the capability of serving three of the four pressure zones within its service area by gravity flow, it currently uses a combination of pumping and gravity to deliver water through approximately 140,000 feet of transmission main. As of June 30, 1978, the District furnished water to more than 9,400 service connections.

The District delivers an average of 6.2 mgd of water. It has, however, delivered as much as 13.8 mgd.

## Formation of Improvement Districts

The Board of Directors of the Yorba Linda County Water District approved the formation of Improvement Districts No. 1 and 2 on May 4, 1978. The improvement districts were formed, following a series of annexations to the District over the past two years, to provide a means of financing a "backbone" water system to serve the undeveloped East Yorba Linda area. The annexations culminated from the requests, and thereafter unanimous consent, of large landowners that the District's water service area be extended to include the proposed residential developments discussed elsewhere in this



Yorba Linda County Water District Boundary Map



official statement. Improvement District No. 1 encompasses 4,260 acres and Improvement District No. 2 covers 3,230 acres.

## **The Diemer Intertie**

The District has contracted for the lease of 50 cubic feet per second capacity in the Diemer Intertie in order to provide a source of water for Improvement Districts No. 1 and 2 and to augment the water supply for its existing service area. The District has allocated 40 cubic feet per second of this additional capacity to Improvement Districts No. 1 and 2. The Diemer Intertie will be constructed by the Municipal Water District of Orange County and will extend from the Robert B. Diemer Filtration Plant of the Metropolitan Water District of Southern California to Irvine. The cost of the Yorba Linda County Water District's leased capacity in the Diemer Intertie is to be paid in 25 annual installments of approximately \$187,000 each, beginning upon completion of the pipeline. Following payment of the 25 annual installments, the Municipal Water District of Orange County will hold the Diemer Intertie in trust for the Yorba Linda County Water District and the other project participants.

A proposed pipeline known as the Bryant Cross Feeder will be financed from the subsequent issuances of bonds for Improvement Districts No. 1 and 2 and will extend 43,600 feet from the Diemer Intertie to the easterly boundary of the annexed service area. Transmission and distribution mains to serve the various individual developments will be extended from the Bryant Cross Feeder.

In the event that the Diemer Intertie is not constructed, the Yorba Linda County Water District plans to build an alternate facility to provide a water supply for Improvement Districts No. 1 and 2. The District's staff estimates that the cost of constructing such an alternate facility would be comparable to the District's share of the cost of constructing the Diemer Intertie.

## **Project Description**

The water improvements to be financed with the proceeds of the bonds currently offered for sale consist of approximately 47,360 feet of transmission main, ranging in size from eight to sixteen inches in diameter, two pump stations and three pressure regulating stations. Some of these facilities will provide

an interim water transmission and distribution system to serve the residential developments under construction, or soon to be constructed, within Improvement District No. 1. Upon completion of the Diemer Intertie, the Bryant Cross Feeder and appurtenances thereto in the mid-1980's, these facilities will serve as an interconnection between the District's current water system and the Improvement District. Developers will finance and construct the local water distribution facilities.

The District currently plans to use a portion of the bond proceeds to acquire land and pay the preliminary design costs for several reservoirs. The final design and construction of the reservoirs, however, will be financed with the proceeds from subsequent bond sales.

## **Environmental Considerations**

Installation of the proposed water improvements described above are subject to provisions of the California Environmental Quality Act (Public Resources Code, Section 21000 et seq.). In accordance with the requirements set forth in the Act, the District's staff prepared the "Initial Study Related to Planning — Financing — Construction of Water Facilities in the East Yorba Linda Area", dated April 6, 1978, which discusses the formation of Improvement Districts No. 1 and 2, and the proposed water improvements. "Addendum #1" to the "Initial Study" was subsequently prepared and specifically addresses the improvements to be financed with the proceeds from the sale of the 1978 Water Bonds, Series A.

Upon review of the environmental matters discussed in the "Initial Study", the District filed a Negative Declaration on May 4, 1978, with respect to the formation of Improvement Districts No. 1 and 2, and the overall improvement program. Based upon the findings presented in the "Initial Study" and "Addendum #1" thereto, a subsequent Negative Declaration, relating to the design and construction of the water improvements to be financed with the proceeds from the bonds currently offered for sale, was filed on July 27, 1978.

## **Status of Residential Development**

As discussed on page 13 of this official statement, nine development companies have tentative plans to build approximately 6,400 residential units within

Improvement District No. 1 during the next ten years. The majority of these units will consist of detached single-family dwellings with the average estimated selling price considerably more than \$100,000 per home. A summary of building activity underway within Improvement District No. 1 follows.

Broadmoor Homes, Inc. has completed five model townhomes and commenced construction of an additional 137 townhomes and 55 detached single-family dwellings in Improvement District No. 1. The townhomes will be priced between \$75,000 and \$80,000 per unit and the prices of the single-family homes will range between approximately \$110,000 and \$160,000.

Homes by Ayres has virtually completed five model homes in Improvement District No. 1 and has commenced grading for an additional 113 single-family homes. The developer currently estimates that the homes will be priced in the \$100,000 range.

S & S Construction Company is currently constructing six model homes and grading 352 lots in

Improvement District No. 1. All units will be detached single-family homes with an estimated \$125,000 average selling price.

Warmington Development, Inc. is currently constructing 77 "patio" homes in the Improvement District and is grading sites for 54 additional "patio" homes. The developer presently estimates that sales prices will average \$95,000 per unit.

The Baldwin Company currently plans to commence grading for 170 single-family homes during August, 1978, and the William Lyon Development Company estimates that it will begin grading for 100 single-family dwellings during September, 1978.

## Estimated Project Costs

Table 2 presents a summary of the total estimated project costs to be met with the proceeds of the bonds currently being offered for sale. The construction cost estimates were established by James M. Montgomery, Consulting Engineers, Inc., Irvine, California.

**Table 2**

### **YORBA LINDA COUNTY WATER DISTRICT IMPROVEMENT DISTRICT NO. 1**

#### **Estimated Project Costs**

2,500 feet 8-inch transmission main .....	\$ 31,130
10,080 feet 10-inch transmission main .....	120,870
15,130 feet 12-inch transmission main .....	379,600
15,100 feet 14-inch transmission main .....	480,000
4,550 feet 16-inch transmission main .....	278,750
Pump stations (2) .....	88,800
Pressure regulation stations (3) .....	44,500
Land acquisition and preliminary design work for reservoirs .....	166,600
Total Acquisition and Construction Costs .....	\$1,590,250
Engineering, administration, records and overhead .....	400,000
Bond issuance costs .....	26,450
Funded interest (two years) .....	328,300
Total Project Costs .....	\$2,345,000



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## FINANCIAL DATA

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### Assessed Valuations

The assessed valuation of Improvement District No. 1 of the Yorba Linda County Water District will be established by the Orange County Assessor, except that utility property values will be established by the State Board of Equalization. Since Improvement District No. 1 was formed subsequent to January 1, 1978, it will not appear on the tax rolls until the 1979/80 fiscal year.

The aggregate 1977/78 assessed valuation of the 75 parcels of property within Improvement District No. 1 has been established at \$4,578,520, exclusive of improvements assessed on the utility roll. Improvement District No. 1 will not appear on the unsecured roll until the 1980/81 fiscal year, or one year after it appears on the secured tax roll.

The tabulation below shows the 1977/78 assessed valuation of Improvement District No. 1 after inclusion of the \$1,750 state-reimbursed exemption applicable to each owner-occupied dwelling. The State Board of Equalization reports that 1977/78 Orange County assessed valuations averaged 25.1 percent of full cash value.

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#### YORBA LINDA COUNTY WATER DISTRICT IMPROVEMENT DISTRICT NO. 1

##### 1977/78 Local Secured Assessed Valuation<sup>①</sup>

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Land .....	\$4,527,740
Improvements .....	49,890
Personal Property .....	890
Total .....	<u>\$4,578,520</u>

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① Including \$5,250 of state-reimbursable homeowners' exemptions.

Source: Orange County Assessment Roll of Secured Property.

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As discussed on pages 4 and 5 of this official statement, Article XIII A of the State Constitution provides for establishment of assessed valuations for property tax purposes at the 1975/76 full cash value plus certain allowable increases. Pursuant to the provisions of Article XIII A, the Orange County Assessor is currently developing the 1978/79 assessment rolls. As of the date of this official statement, the 1978/79 assessed valuation of the property within Improvement District No. 1 is not available.



Examples of residential units under construction within Improvement District No. 1. "Rancho Dominguez Townhomes" by Broadmoor Homes, Inc. (top) and "Patio Homes" by Warmington Development, Inc. (bottom).



## Projected Assessed Valuations

Several new residential developments within Improvement District No. 1 are expected to result in a marked increase in assessed valuation. Currently the following nine developers plan to build, in aggregate, approximately 6,400 housing units in Improvement District No. 1 over the next ten-year period: The Baldwin Company; Broadmoor Homes, Inc.; Homes by Ayres; the William Lyon Development Company; Mark III Homes; S & S Construction Company; Warmington Development, Inc.; John Wertin Development Company; and the Wittenberg Corporation.

Stone & Youngberg Municipal Financing Consultants, Inc. has contacted each of the developers named and inquired as to their development plans within Improvement District No. 1, including the timing of development and anticipated selling prices of the new homes. This information was compiled and assessed valuation growth was projected, assuming that development will occur as scheduled and that homes would sell at the prices quoted. Assessed valuations were calculated at one-fourth of selling prices; existing assessed valuation was prorated among the new housing units and deleted as development occurs; no valuation was added for construction in progress; and no allowance was made for reappraisals although Article XIII A of the State Constitution mandates annual increases of up to two percent of market values to reflect inflation.

The accompanying tabulation summarizes the projected assessed valuation growth for Improvement District No. 1 based upon the foregoing assumptions.

The developers' plans for Improvement District No. 1 are currently in various stages of approval. Although tentative tract maps have been filed for virtually all of the residential developments proposed, it is entirely possible that not all projects will receive approval. Developers have received final approval, however, for all of the residential developments which will receive water service via the transmission and distribution system to be financed with the proceeds from the bonds currently offered for sale.

A discussion of residential developments under construction in Improvement District No. 1 appears on pages 9 and 10 of this official statement.

## YORBA LINDA COUNTY WATER DISTRICT IMPROVEMENT DISTRICT NO. 1

### Projected Assessed Valuation<sup>①</sup>

Fiscal Year	Projected Assessed Valuation <sup>②</sup>
1978/79 .....	\$ 4,578,500
1979/80 .....	13,845,800
1980/81 .....	41,863,000
1981/82 .....	79,465,100
1982/83 .....	112,653,200
1983/84 .....	134,594,200
1984/85 .....	146,194,800
1985/86 .....	160,274,800
1986/87 .....	168,835,000
1987/88 .....	177,395,200
1988/89 .....	179,874,600

① Based on assumptions set forth in preceding text.

② Projected at 25 percent of market value.

Source: Developers named in the accompanying text.

## Tax Rates

Improvement District No. 1 taxes to pay debt service will be levied and collected at the same time as County and school taxes. Taxes will be payable in two installments, on November 1 and February 1 of each fiscal year, and will become delinquent on December 10 and April 10, respectively, except for taxes levied against property on the unsecured tax roll. Unsecured taxes will be assessed on March 1 and will become delinquent on the following August 1.

As noted previously, Improvement District No. 1 will not appear on the secured tax roll until the 1979/80 fiscal year, and not until 1980/81 on the unsecured tax roll. Moreover, the District's Board of Directors has adopted a resolution declaring its intent to gradually reduce its 1977/78 tax rate of 21.48 cents per \$100 of assessed valuation levied for maintenance and operations and eliminate it entirely in the 1980/81 fiscal year.

There are eleven tax rate areas applicable to the property within Improvement District No. 1. The 1977/78 secured tax rates for these 11 areas range between \$7.8043 and \$8.6427 per \$100 of assessed valuation. Slightly more than 58 percent of the 1977/78 assessed valuation of Improvement District No. 1 is located in Tax Rate Areas No.

80-011 and 80-037 — \$1,324,250 and \$1,335,130, respectively. The 1977/78 overall tax rates for these two taxing areas were \$8.3527 and \$8.0539 per \$100 of assessed valuation, respectively. The total tax rate for Tax Rate Area No. 80-011 includes a 29.88 cent per \$100 of assessed valuation tax applicable to land and improvements only.

The passage of Proposition 13 will limit the total property tax bill on a property to 1% of the full cash value of said property as shown in 1975/76 plus certain allowable increases. In addition, a tax may be levied without limitation to meet debt service on voter-approved bonds, such as those currently offered. The Orange County Assessor, Auditor-Controller and Tax Collector are currently developing the 1978/79 assessment rolls and tax bills.

## **Tax Delinquencies**

Two of the 75 parcels of property located within Improvement District No. 1 were delinquent for the second installment of the 1977/78 tax levy as of June 30, 1978. These two parcels, in aggregate, comprise less than 2.69 percent of the Improvement District's 1977/78 local secured assessed valuation and had tax delinquencies of \$4,389.23 and \$926.22, respectively.

As of June 30, 1978, none of the parcels of property within Improvement District No. 1 were delinquent as to taxes levied during the 1972/73 through 1976/77 fiscal years.

## **Employee Retirement**

The 30 full-time employees of the Yorba Linda County Water District are miscellaneous members (i.e. non-safety) of the Public Employees Retirement System of the State of California. The District currently contributes an amount equal to 11.557 percent of employee wages and employees contribute 7 percent of their earnings to the System.

The Public Employees Retirement System of the State of California is funded by employer and employee contributions together with investment income. Contributions fluctuate yearly depending on the number of members and their respective salary schedules. The System's financial statements are prepared on an accrual basis of accounting and the System's auditor is Touche Ross & Co., San Francisco, California. Citicorp Investment Management,

Inc., San Francisco, provides investment advisory services. The System's actuarial activities are conducted internally on a continuous basis, with an experience analysis being conducted no less than every four years. The actuarial analysis is the responsibility of Management Applied Programming, Inc., Los Angeles, California.

Net book value of total investments of the System at June 30, 1977 was \$8,274,164,918. The unfunded obligation of the System was determined to be \$6,753,964,123 at June 30, 1976, the latest period for which data is available, by the independent auditors. This represents the present value of the future contributions from the state and other members.

The amount of the respective unfunded liabilities will vary from time to time, depending upon the actuarial assumptions utilized, rates of return and salary scales. The present System policy is designed to satisfy the unfunded obligation by the year 2000.

Additional information is available from the State of California Public Employees' Retirement System, 1416 Ninth Street, Sacramento, California 95814.

## **Audited Financial Statements**

Tables 3, 4 and 5 which follow present summaries of financial data which have been abstracted from reports on examinations of financial statements by the District's independent auditors. The District's financial statements were audited by Hanson, Peterson, Cowles & Sylvester, Certified Public Accountants, Tustin, California, in 1973 and 1974; by Wayne E. Johnson, Certified Public Accountant, Irvine, California during 1975 and 1976; and by Hanson, Peterson & Co., Certified Public Accountants, Tustin, California in 1977. The reports state that the examinations were made in accordance with generally accepted auditing standards, and contain opinions that the financial statements present fairly the financial position of the various funds of the District and the results of operations for each of the five fiscal years ended June 30, 1977. The reports contain certain notes to financial statements in addition to those described below under the subheading Significant Accounting Policies, which notes constitute an integral part of the certified financial statements. Copies of these reports are on file with the District and are available on request from the General Manager.



## Balance Sheets

Table 3 shows a comparison of the District's assets, liabilities and fund balances as of June 30, 1976 and 1977, as reported in the audited financial statements.

The Balance Sheets show on "Overdraft in bank account" for the Water Fund of \$312,124 and \$64,032 as of June 30, 1977 and 1976, respectively, due to the fact that monies in the fund were temporarily invested and reported as "Temporary investments, at cost". Since each of the District's two bank accounts — one for payroll and the other for general purposes — holds cash for both the Sewer and Water funds, the aggregate balance of the accounts was positive in the amounts of \$17,836 and \$29,704 at June 30, 1977 and 1976, respectively, due to positive cash balances in the Sewer Fund of \$329,960 and \$93,736.

## Revenues and Fund Balances

Table 4 summarizes the revenues and expenses of the District's Water Fund and Sewer Fund for each of the five fiscal years ended June 30, 1977. The summary was derived from the District's audited financial statements.

## Changes in Fund Balances

Table 5 presents a summary of the changes in the unappropriated balance and investment in utility plant for the District's Sewer and Water Funds during the five fiscal years ended June 30, 1977, as reported by the District's auditors.

## Significant Accounting Policies

The annual financial statements state that the accounting practices followed by the District conform to the generally accepted accounting principles applicable to governmental units and summarize the significant policies substantially as follows:

The District's records are maintained on the accrual basis and reflect the requirements of the Uniform System of Accounting for Water Districts prescribed by the Controller of the State of California.

Formal fund accounting is not used for bond construction, reserves and debt service. However, separation is maintained in the recording of such activities. Utility plant and bonded debt are included with other assets and liabilities.

Reserves for the Locke Ranch and Esperanza sewer lines are segregated due to certain lease agreements which terminated upon the sale of two Esperanza sewer lines to the City of Yorba Linda and the purchase of the Locke Ranch sewer line from the City subsequent to June 30, 1977.

Utility plant and equipment are stated at original cost. The District provides for depreciation on a straight-line basis at annual rates which will amortize the undepreciated costs of depreciable property over the estimated remaining service lives. The cost of renewals and betterments are capitalized, and the cost of repairs and minor replacements are charged to the appropriate expense category.

Material and supply inventories are valued at the lower of cost or market values, based on the first-in first-out method.

Revenues are recognized based on cycle billings rendered to customers every two months. The District does not accrue revenues for water and sewer service sold but not billed at the end of a fiscal period.

The District initiated an employees deferred compensation plan on April 29, 1974. Funds withheld by the District under the plan are recognized as "Investments, employees" under Assets and "Reserve for employees" under Reserves and Fund Balances.

Reimbursement agreements between the District and contractors for the repayment of construction over periods ranging from ten to twenty years are reported as "Advances for construction" and reduce "Investment in utility plant". Repayments are based on revenues received from the area the contractor developed. Unpaid balances not qualifying for refunds at the end of the contract period are forfeited by the party holding the right to receive repayment and are then transferred to the District's surplus accounts.

"Investment in utility plant" for the water utility includes nonrefundable construction deposits applicable to construction in progress. Such deposits are classified as "Investment in utility plant — contributed".

## Direct and Overlapping Debt

Table 6 shows a statement of the direct and estimated overlapping debt of Improvement District No. 1 of the Yorba Linda County Water District as of August 24, 1978.

**Table 3**  
**YORBA LINDA COUNTY WATER DISTRICT**  
**Comparative Balance Sheets**  
**June 30, 1977 and 1976**

	June 30, 1977			June 30, 1976		
	Sewer Fund	Water Fund	Combined	Sewer Fund	Water Fund	Combined
<b>A S S E T S</b>						
<b>UTILITY PLANT, AT COST</b>						
Land, mineral and land rights ....	\$ —	\$ 290,465	\$ 290,465	\$ —	\$ 290,465	\$ 290,465
Sanitation plant .....	4,032,702	—	4,032,702	3,435,274	—	3,435,274
Water plant .....	—	8,796,844	8,796,844	—	8,263,374	8,263,374
Plant construction in progress .....	16,379	695,251	711,630	8,479	575,885	584,364
<b>TOTAL PLANT AND EQUIPMENT .....</b>	<b>\$4,049,081</b>	<b>\$9,782,560</b>	<b>\$13,831,641</b>	<b>\$3,443,753</b>	<b>\$9,129,724</b>	<b>\$12,573,477</b>
Less accumulated depreciation .....	419,385	1,601,411	2,020,796	383,173	1,433,642	1,816,815
<b>NET UTILITY PLANT .....</b>	<b>\$3,629,696</b>	<b>\$8,181,149</b>	<b>\$11,810,845</b>	<b>\$3,060,580</b>	<b>\$7,696,082</b>	<b>\$10,756,662</b>
<b>INVESTMENTS AND RESTRICTED ASSETS</b>						
Cash with fiscal agents .....	\$ —	\$ 2,920	\$ 2,920	\$ —	\$ 5,035	\$ 5,035
Temporary investments, at cost ....	—	524,410	524,410	—	283,016	283,016
Investments, employees .....	—	60,503	60,503	—	43,453	43,453
<b>TOTAL INVESTMENTS AND RESTRICTED ASSETS</b>	<b>\$ —</b>	<b>\$ 587,833</b>	<b>\$ 587,833</b>	<b>\$ —</b>	<b>\$ 331,504</b>	<b>\$ 331,504</b>
<b>CURRENT ASSETS</b>						
Cash in bank .....	\$ 329,960	\$ —	\$ 329,960	\$ 93,736	\$ —	\$ 93,736
Cash imprest fund .....	—	300	300	—	300	300
Accounts receivable, services .....	5,301	56,989	62,290	4,751	55,639	60,390
Accounts receivable, other .....	130	21,545	21,675	—	8,424	8,424
Property taxes receivable (net of allowance for delinquent taxes of \$10,019 in 1977 and \$14,163 in 1976) .....	—	4,923	4,923	—	3,598	3,598
Inventory, material, at cost .....	—	100,969	100,969	—	93,924	93,924
Prepaid expenses .....	—	3,825	3,825	—	3,825	3,825
Accrued interest .....	—	—	—	—	1,505	1,505
<b>TOTAL CURRENT ASSETS</b>	<b>\$ 335,391</b>	<b>\$ 188,551</b>	<b>\$ 523,942</b>	<b>\$ 98,487</b>	<b>\$ 167,215</b>	<b>\$ 265,702</b>
<b>DEFERRED CHARGES</b>						
Study costs .....	\$ —	\$ 16,303	\$ 16,303	\$ —	\$ 16,303	\$ 16,303
Preliminary survey and investigation charges .....	—	37,153	37,153	—	29,124	29,124
<b>TOTAL DEFERRED CHARGES .....</b>	<b>\$ —</b>	<b>\$ 53,456</b>	<b>\$ 53,456</b>	<b>\$ —</b>	<b>\$ 45,427</b>	<b>\$ 45,427</b>
<b>TOTAL ASSETS .....</b>	<b>\$3,965,087</b>	<b>\$9,010,989</b>	<b>\$12,976,076</b>	<b>\$3,159,067</b>	<b>\$8,240,228</b>	<b>\$11,399,295</b>



	June 30, 1977			June 30, 1976		
	Sewer Fund	Water Fund	Combined	Sewer Fund	Water Fund	Combined
<b>LIABILITIES, RESERVES AND FUND BALANCES</b>						
<b>LONG-TERM DEBT</b>						
General obligation bonds payable ..	\$ —	\$1,425,000	\$ 1,425,000	\$ —	\$1,475,000	\$ 1,475,000
Negotiable promissory notes payable ..	—	—	—	—	150,000	150,000
<b>TOTAL LONG-TERM DEBT</b>	<b>—</b>	<b>1,425,000</b>	<b>1,425,000</b>	<b>—</b>	<b>1,625,000</b>	<b>1,625,000</b>
Less amounts due within one year ..	—	50,000	50,000	—	200,000	200,000
<b>NET LONG-TERM DEBT ..</b>	<b>\$ —</b>	<b>\$1,375,000</b>	<b>\$ 1,375,000</b>	<b>\$ —</b>	<b>\$1,425,000</b>	<b>\$ 1,425,000</b>
<b>LIABILITIES TO BE PAID FROM RESTRICTED ASSETS</b>						
Current portion of long-term debt ..	\$ —	\$ 50,000	\$ 50,000	\$ —	\$ 200,000	\$ 200,000
Long-term debt, matured and not paid ..	—	—	—	—	3,000	3,000
Accrued interest payable ..	—	22,133	22,133	—	26,507	26,507
Matured interest on bonds payable ..	—	2,920	2,920	—	2,035	2,035
Advances for construction ..	145,646	69,553	215,199	191,923	94,972	286,895
<b>TOTAL LIABILITIES TO BE PAID FROM RESTRICTED ASSETS ..</b>	<b>\$ 145,646</b>	<b>\$ 144,606</b>	<b>\$ 290,252</b>	<b>\$ 191,923</b>	<b>\$ 326,514</b>	<b>\$ 518,437</b>
<b>CURRENT LIABILITIES</b>						
Overdraft in bank account ..	\$ —	\$ 312,124	\$ 312,124	\$ —	\$ 64,032	\$ 64,032
Accounts payable ..	1,484	62,164	63,648	3,903	66,893	70,796
Customer rate and meter deposits ..	—	51,635	51,635	—	61,494	61,494
Construction security deposits ..	—	—	—	334	—	334
Inspection and plan review deposits ..	25,557	—	25,557	30,965	—	30,965
Accrued pumping and use tax ..	—	54,490	54,490	—	66,288	66,288
Accrued salaries and vacation salaries ..	1,209	37,301	38,510	1,677	30,648	32,325
Refunds ..	—	10,126	10,126	866	4,450	5,316
Employee deductions, not invested ..	—	—	—	—	400	400
<b>TOTAL CURRENT LIABILITIES ..</b>	<b>\$ 28,250</b>	<b>\$ 527,840</b>	<b>\$ 556,090</b>	<b>\$ 37,745</b>	<b>\$ 294,205</b>	<b>\$ 331,950</b>
<b>DEFERRED CREDITS</b>						
Fire hydrant revolving fund ..	\$ —	\$ 42,549	\$ 42,549	\$ —	\$ 25,945	\$ 25,945
<b>RESERVES AND FUND BALANCES</b>						
Reserve for debt service ..	\$ —	\$ —	\$ —	\$ —	\$ 49,138	\$ 49,138
Reserve for future construction ..	—	11,255	11,255	—	51,270	51,270
Reserve for employee benefits ..	—	60,503	60,503	—	43,453	43,453
Reserve for Locke Ranch sewer line maintenance ..	69,898	—	69,898	56,031	—	56,031
Reserve for Locke Ranch sewer line construction ..	15,774	—	15,774	28,547	—	28,547
Reserve for Esperanza sewer maintenance ..	26,338	—	26,338	—	—	—
Investment in utility plant ..	3,425,894	6,931,687	10,357,581	2,868,659	6,176,110	9,044,769
Unappropriated fund balance ..	253,287	(82,451)	170,836	(23,838)	(151,407)	(175,245)
<b>TOTAL RESERVES AND FUND BALANCES ..</b>	<b>\$3,791,191</b>	<b>\$6,920,994</b>	<b>\$10,712,185</b>	<b>\$2,929,399</b>	<b>\$6,168,564</b>	<b>\$ 9,097,963</b>
<b>TOTAL LIABILITIES, RESERVES AND FUND BALANCES ...</b>	<b>\$3,965,087</b>	<b>\$9,010,989</b>	<b>\$12,976,076</b>	<b>\$3,159,067</b>	<b>\$8,240,228</b>	<b>\$11,399,295</b>

Table 4

**YORBA LINDA COUNTY WATER DISTRICT**  
**Combined Statement of Income and Expenses**

Fiscal Year:	1972/73	1973/74	1974/75	1975/76	1976/77
<b>OPERATING REVENUES</b>					
Metered water sales .....	\$523,821	\$623,393	\$697,199	\$ 756,849	\$ 854,791
Sewer rate charges .....	57,431	55,554	63,517	67,796	70,207
Irrigation .....	—	—	—	22,840	23,680
Unmetered water sales .....	14,066	6,344	7,521	9,108	7,748
Water sales outside of district .....	66,734	69,245	84,202	63,083	98,457
Construction water sales .....	8,296	5,275	5,434	7,143	6,677
Sewer frontage charges .....	15,470	11,706	17,296	12,338	33,480
Damages and installation charges — water .....	1,840	2,796	3,644	5,171	5,708
Delinquent water account penalties .....	1,179	1,563	1,341	1,704	5,760
Sewer inspection and record charges .....	6,529	12,790	5,615	9,265	12,550
Other revenues — sewer .....	—	—	274	1,310	—
Other revenues — water .....	3,165	287	—	2,878	362
<b>TOTAL OPERATING REVENUES .....</b>	<b>\$698,531</b>	<b>\$788,953</b>	<b>\$886,043</b>	<b>\$ 959,485</b>	<b>\$1,119,420</b>
<b>OPERATING EXPENSES</b>					
Water supply, pumping and treatment .....	\$216,522	\$281,686	\$368,584	\$ 453,466	\$ 515,915
Water transmission and distribution .....	38,905	35,174	40,597	48,678	66,821
Customer accounts — sewer .....	—	8,727	9,619	10,325	10,764
Customer accounts — water .....	41,804	44,744	51,529	58,052	65,270
Pumping and disposal systems .....	12,642	29,546	31,114	35,592	10,167
Sewer construction, maintenance and refunds .....	29,810	28,261	18,493	29,105	16,689
Administration and general — sewer .....	—	—	10,531	6,989	2,469
Administration and general — water .....	131,997	160,161	225,347	271,813	301,709
Depreciation — sewer .....	35,318	38,670	40,901	53,961	57,564
Depreciation — water .....	113,749	132,936	163,313	162,381	174,303
<b>TOTAL OPERATING EXPENSES .....</b>	<b>\$620,747</b>	<b>\$759,905</b>	<b>\$960,028</b>	<b>\$1,130,362</b>	<b>\$1,221,671</b>
<b>OPERATING INCOME (LOSS) .....</b>	<b>\$ 77,784</b>	<b>\$ 29,048</b>	<b>\$(73,985)</b>	<b>\$(170,877)</b>	<b>\$(102,251)</b>
<b>NON-OPERATING INCOME</b>					
Interest earned — sewer .....	\$ 2,677	\$ 240	\$ —	\$ —	\$ —
Interest earned — water .....	39,209	47,025	36,936	27,493	11,539
Oil royalties — water .....	2,717	3,985	9,920	16,344	10,010
Property taxes — water .....	285,646	298,634	325,938	356,993	392,989
Prior year income — sewer .....	—	—	—	(703)	—
Prior year income — water .....	—	—	7,585	9,144	19,367
Rents — water .....	2,280	2,870	2,870	2,870	2,870
Other — water .....	—	309	4	530	646
<b>TOTAL NON-OPERATING INCOME .....</b>	<b>\$332,529</b>	<b>\$353,063</b>	<b>\$383,253</b>	<b>\$ 412,671</b>	<b>\$ 437,421</b>
<b>NON-OPERATING EXPENSES</b>					
Interest on long-term debt — water .....	\$ 79,071	\$100,964	\$ 92,065	\$ 83,051	\$ 69,170
Loss on sale of equipment — water .....	—	1,248	2,346	3,927	—
Expense credits — water .....	—	(36,125)	(10,107)	(8,877)	4,077
Prior year expense — sewer .....	—	—	(12,485)	11,019	(20,341)
Prior year expense — water .....	292	18,321	(6,792)	13,043	11,249
Other — water .....	371	355	736	609	3,623
<b>TOTAL NON-OPERATING EXPENSES .....</b>	<b>\$ 79,734</b>	<b>\$ 84,763</b>	<b>\$ 65,763</b>	<b>\$ 102,772</b>	<b>\$ 67,778</b>
<b>NET INCOME (LOSS)</b>					
Sewer Fund .....	\$ 4,337	\$(24,914)	\$(11,471)	\$ (56,985)	\$ 38,925
Water Fund .....	326,242	322,262	254,976	196,007	228,467
<b>TOTAL NET INCOME .....</b>	<b>\$330,579</b>	<b>\$297,348</b>	<b>\$243,505</b>	<b>\$ 139,022</b>	<b>\$ 267,392</b>



**Table 5**  
**YORBA LINDA COUNTY WATER DISTRICT**  
**Combined Statement of Changes in Fund Balances**

Fiscal Year:	1972/73	1973/74	1974/75	1975/76	1976/77
Beginning Unappropriated Balance (Deficit):					
Sewer Fund .....	\$ 26,878	\$ 51,717	\$ 108,565	\$ 71,167	\$ (23,838)
Water Fund .....	146,631	(623,407)	(308,298)	(196,557)	(151,407)
Subtotal .....	<u>\$ 173,509</u>	<u>\$ (571,690)</u>	<u>\$ (199,733)</u>	<u>\$ (125,390)</u>	<u>\$ (175,245)</u>
Beginning Investment in Utility Plant:					
Sewer Fund .....	\$1,803,251	\$1,855,751	\$2,027,574	\$2,053,277	\$ 2,868,659
Water Fund .....	3,606,247	4,991,492	5,343,097	5,719,005	6,176,110
Subtotal .....	<u>\$5,409,498</u>	<u>\$6,847,243</u>	<u>\$7,370,671</u>	<u>\$7,772,282</u>	<u>\$ 9,044,769</u>
Total Beginning Fund Balances	<u>\$5,583,007</u>	<u>\$6,275,553</u>	<u>\$7,170,938</u>	<u>\$7,646,892</u>	<u>\$ 8,869,524</u>
Additions and Deletions —					
Sewer Fund					
Net Income (Loss) .....	\$ 4,337	\$ (24,914)	\$ (11,471)	\$ (56,985)	\$ 38,925
Adjustments .....	56,433	1,265	(224)	225	1
Contributions in aid of construction	63,737	252,320	—	777,137	555,606
Advances for construction .....	(55,913)	—	—	—	—
Construction security deposits .....	—	—	—	—	1,199
Plan check fees not received .....	—	—	—	—	(600)
Service fees not refunded .....	—	—	—	—	239,229
Investment in plant .....	8,745	—	—	—	—
Subtotal .....	<u>\$ 77,339</u>	<u>\$ 228,671</u>	<u>(\$ 11,695)</u>	<u>\$ 720,377</u>	<u>\$ 834,360</u>
Additions and Deletions —					
Water Fund					
Net Income (Loss) .....	\$ 326,242	\$ 322,262	\$ 254,976	\$ 196,007	\$ 228,467
Adjustments .....	(11,559)	(10,068)	—	—	(1)
Contributions in aid of construction	257,029	347,638	151,623	—	—
Construction security deposits .....	—	—	73,706	298,842	450,777
Advances for construction .....	(14,677)	—	—	—	—
Construction profit and loss .....	—	—	—	—	79,466
Frontage and mutual lines collections .....	—	—	—	—	56,709
Investment in plant .....	47,399	—	—	—	—
Price difference .....	—	—	—	—	9,115
Transfers from reserve for debt service .....	10,773	7,357	7,344	7,406	—
Transfers to reserve for employee benefits .....	—	(475)	—	—	—
Subtotal .....	<u>\$ 615,207</u>	<u>\$ 666,714</u>	<u>\$ 487,649</u>	<u>\$ 502,255</u>	<u>\$ 824,533</u>
Total Increases in Fund Balances .....	<u>\$ 692,546</u>	<u>\$ 895,385</u>	<u>\$ 475,954</u>	<u>\$1,222,632</u>	<u>\$ 1,658,893</u>
Ending Unappropriated Balance (Deficit):					
Sewer Fund .....	\$ 51,717	\$ 108,565	\$ 71,167	\$ (23,838)	\$ 253,287
Water Fund .....	(623,407)	(308,298)	(196,557)	(151,407)	(82,451)
Subtotal .....	<u>\$ (571,690)</u>	<u>\$ (199,733)</u>	<u>\$ (125,390)</u>	<u>\$ (175,245)</u>	<u>\$ 170,836</u>
Ending Investment in Utility Plant:					
Sewer Fund .....	\$1,855,751	\$2,027,574	\$2,053,277	\$2,868,659	\$ 3,425,894
Water Fund .....	4,991,492	5,343,097	5,719,005	6,176,110	6,931,687
Subtotal .....	<u>\$6,847,243</u>	<u>\$7,370,671</u>	<u>\$7,772,282</u>	<u>\$9,044,769</u>	<u>\$10,357,581</u>
Total Ending Fund Balances ..	<u><u>\$6,275,553</u></u>	<u><u>\$7,170,938</u></u>	<u><u>\$7,646,892</u></u>	<u><u>\$8,869,524</u></u>	<u><u>\$10,528,417</u></u>

Table 6

**YORBA LINDA COUNTY WATER DISTRICT  
IMPROVEMENT DISTRICT NO. 1**

**Direct and Estimated Overlapping Bonded Debt**

Estimated Population .....	10 <sup>①</sup>
Estimated 1977/78 Assessed Valuation .....	\$ 4,578,520 <sup>②</sup>
Estimated Market Value .....	\$18,241,000 <sup>③</sup>

	Debt Applicable August 24, 1978 <sup>④</sup>	
	Percentage <sup>⑤</sup>	Amount
Orange County .....	0.046%	\$ 1,668
Metropolitan Water District .....	0.009	47,257
Orange County Flood Control District .....	0.046	9,067
Orange County Sanitation District No. 2 .....	0.116-0.117	4,559
North Orange County Community College District .....	0.239	9,202
Placentia Unified School District .....	1.185-1.164	255,622
Yorba Linda County Water District .....	2.884	39,655
Yorba Linda County Water District, Improvement District No. 1 ....	100.000	2,345,000 <sup>⑥</sup>
Yorba Linda Library District .....	2.767	14,250
<b>TOTAL DIRECT AND OVERLAPPING BONDED DEBT ....</b>		<b>\$2,726,280</b>

	Percentage Of		
	Assessed Valuation	Market Value	Per Capita
Assessed Valuation .....	—%	—%	\$457,852
Direct Debt .....	51.22	12.86	234,500
Direct and Overlapping Debt .....	59.55	14.95	272,628

① Estimate by District staff.

② Does not include utility or unsecured valuations.

③ The State Board of Equalization reported that 1977/78 assessed valuations established by the Orange County Assessor averaged 25.1 percent of full cash value.

④ Excludes sales, if any, between August 3, 1978 and August 24, 1978, except for the bonds currently being offered for sale. Also excludes 1915 Act bonds, revenue bonds and \$10,772 share of bonds secured by lease obligations.

⑤ Based on locally assessed secured valuations.

⑥ Bonds currently offered for sale.



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## THE DISTRICT

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The Yorba Linda County Water District is located in the northeastern portion of Orange County approximately 30 miles southeast of Los Angeles and 11 miles north of the City of Santa Ana, the county seat. The boundaries of the District are irregular and include all but approximately 325 acres of the City of Yorba Linda, plus portions of the cities of Anaheim and Placentia, a very small portion of the City of Brea and some intervening unincorporated area.

### Organization

The Yorba Linda County Water District was organized on January 2, 1959, pursuant to the California County Water District Law (Water Code, Section 30000 et seq.). In 1960, the District purchased the assets of the Yorba Linda Water Company which had been incorporated in 1909 to provide water to developers of the Yorba Linda Tract.

The District is governed by a five-member Board of Directors, elected at-large by residents of the District to overlapping four-year terms at elections held every two years. The Board selects one of its members to serve as President. All District functions are carried out under the direction of the General Manager, who is appointed for an indeterminate term by the Board of Directors.

Following are brief biographical descriptions of the members of the District's Board of Directors and the General Manager.

M. Roy Knauft, Jr. — *President of the Board.* Mr. Knauft has been a member of the District's Board of Directors for the past twelve years and a resident of Yorba Linda for the past sixteen years. Prior to his retirement, Mr. Knauft was General Manager of the Hollywood Paper Company. He is currently District Representative for U.S. Congressmen Charles Wiggins, a member of the Board of Directors of the Metropolitan Water District of Southern California, Chairman of the Placentia Linda Community Hospital Advisory Board and Finance Chairman of the North Orange County Explorer Scout District. Mr. Knauft has served as an Orange County Planning Commissioner and as a trustee of the Placentia Unified School District.

Howard Lindow — *Vice-President of the Board.* Mr. Lindow, a resident of Yorba Linda since 1950, has served on the District's Board of Directors for the past six years. An accounting graduate of Woodbury

College, he owned and operated an adhesive manufacturing and oil producing business prior to his retirement. From 1968 through 1972, Mr. Lindow served as a member of the first City of Yorba Linda Planning Commission.

Fred G. Clodt — *Director of the District*. Mr. Clodt has served on the District's Board of Directors since its formation in 1959. A resident of Yorba Linda for 51 years, Mr. Clodt was involved in citrus ranching and construction prior to his retirement. He is also a retired volunteer fireman, having served for 43 years.

Arthur C. Korn — *Director of the District*. Mr. Korn, a seventeen year resident of Yorba Linda, has served on the District's Board of Directors since April, 1975. He graduated from the University of Southern California with a Bachelor of Science degree in Civil Engineering. Mr. Korn is presently employed as Secretary and Assistant to the General Manager of the Irvine Ranch Water District. He has been active in various professional societies including the American Society of Civil Engineering, American Water Works Association and the American Society for Public Administration.

Whit Cromwell — *Director of the District*. Mr. Cromwell is a 40-year Yorba Linda resident and was named to the District's Board of Directors in March of 1978. He previously served three terms on the Yorba Linda City Council, spanning the period from incorporation of the city to March, 1978. Mr. Cromwell is past Executive Chairman of the Orange County Senior Citizens Advisory Board and is currently active as Vice-Chairman of the Orange County Human Service Advisory Board. He also is a member of the Orange County Social Services Advisory Board and the Orange County Vector Control Board.

Ralph C. Shook — *General Manager of the District*. Mr. Shook, a native of Yorba Linda, was appointed General Manager of the District in 1964. He graduated from California Polytechnic University at San Luis Obispo with a Bachelor of Science degree in agriculture and subsequently earned a Bachelor of Science degree in Civil Engineering from California State University, Long Beach. Mr. Shook is a member of the Yorba Linda Rotary Club and his professional affiliations include the American Water Works Association, the Orange County Water Association and the Southern California Utilities Association.

The District currently has 30 full-time and two seasonal employees. These employees are assigned as follows: Administration — 5; Customer Service — 2; Field — 12; Office — 9; and Operations — 4. District employees are encouraged to further their education in job-related subjects and receive nominal salary increases upon the successful completion of relevant course work at Santa Ana College.

The District contracts for legal, engineering, audit, computer and environmental impact report preparation services.

## Service Area

The District currently provides water and sewer service to an area encompassing approximately 5,400 acres. It provides sewer service to an additional 440 acres known as the Locke Ranch through a contractual agreement with the City of Yorba Linda. The District is also responsible for providing water service to the 7,490 acres included in Improvement Districts No. 1 and 2 which were formed on May 4, 1978. The City of Yorba Linda, however, will provide for sewerage service to most of the area within the two improvement districts.

The following tabulation presents a summary of the growth in the number of water and sewer connections served by the District since 1960.

### YORBA LINDA COUNTY WATER DISTRICT Number of Water and Sewer Connections

As of December 31	Water Connections	Sewer Connections
1960.....	1,512	—
1965.....	4,101	2,238
1970.....	5,135	3,862
1975.....	7,704	6,009
1976.....	8,202	6,562
1977.....	9,090	7,022
1978①.....	9,423	7,268

① As of June 30.

Source: District staff.

## Climate and Topography

Located at the base of the Chino Hills, the District enjoys a moderate year-round climate with a mean annual temperature of about 66°. Rainfall averages approximately 15 inches per year. The



topography of the District consists of rolling hills extending to relatively level plains in the western and southern portions of the District. Elevations vary from 250 to 1,780 feet above sea level.

## Population

The District's boundaries overlap four cities and portions of unincorporated census tracts and hence, no exact estimate of the population is available. The population of the District has grown steadily, however, as indicated by the previous summary of the growth in water and sewer service connections.

The population of the City of Yorba Linda, which comprises the majority of the area within the District, has increased markedly since 1970 as shown by the following tabulation.

### CITY OF YORBA LINDA Population Growth

Year	Population	Increase
1970 <sup>①</sup> .....	11,856	— %
1974 <sup>②</sup> .....	19,950	68.3
1978 <sup>②</sup> .....	25,350	27.1

① U.S. Census data.

② Estimate as of January 1 by the State Department of Finance.

The following tabulation presents the District staff's estimate of the population of the Yorba Linda County Water District and Improvement Districts No. 1 and 2 as of June 30, 1978.

### YORBA LINDA COUNTY WATER DISTRICT Estimated Population

Area	Population
Existing water service area .....	32,980 <sup>①</sup>
Improvement District No. 1 .....	10
Improvement District No. 2 .....	12
Total District Population .....	33,002

① Estimated at 3.5 persons per water service connection, of which there were 9,423 at June 30, 1978.

Source: District staff.

Continued population growth is expected due to the present high level of building activity, discussed below, and the substantial residential development planned within Improvement Districts No. 1 and 2.

## Housing

Housing within the District consists primarily of detached single family dwellings. The District contains a sizable number of large ranch style homes situated on equestrian acreage.

The special census conducted by the State Department of Finance reported that there were a total of 6,858 housing units in the City of Yorba Linda as of January, 1976. More than 88.8 percent of the dwelling units were single family residences. The special census, however, did not report the value of housing units. The 1970 U.S. Census reported, however, that the median price of a single family home in Yorba Linda was \$32,200, compared to \$27,200 for Orange County as a whole.

Due to inflation and other factors home values have risen significantly since 1970. The Yorba Linda Chamber of Commerce reported in January, 1978 that the selling prices of homes in the City of Yorba Linda ranged between \$46,000 and \$400,000.

## Building Activity

The District has experienced a high level of residential and accompanying commercial development during recent years as evidenced by the 83.5 percent growth in water service connections from 5,135 as of December 31, 1970, to 9,423 as of June 30, 1978. Continued residential development is expected, particularly in Improvement Districts No. 1 and 2, as discussed elsewhere in this official statement.

The tabulation at the top of page 25 shows a five-year summary of building permit valuations and the number of new residential units approved for construction in the City of Yorba Linda.

During the first five months of 1978, the valuation of building permits issued by the City of Yorba Linda exceeded the sum of those issued during the entire preceding year. The total valuation of building



Model single-family home (top) and single-family homes under construction within Improvement District No. 1 (bottom). The Riverside Freeway, which is less than one-half mile south of the Improvement District's boundaries, appears in the upper portion of the lower photograph.



**CITY OF YORBA LINDA****Building Permit Valuations (\$000 omitted) and New Dwelling Units**

Calendar Year:	1973	1974	1975	1976	1977
<b>VALUATIONS</b>					
Single Family Residential .....	\$13,404	\$16,165	\$24,325	\$37,204	\$20,110
Multiple Dwellings .....	—	—	—	—	—
Residential Alterations .....	472	546	752	1,059	1,834
Commercial .....	132	—	1,571	187	1,172
Industrial .....	—	—	—	—	—
Non-Residential Alterations .....	19	20	13	5	76
Other .....	893	1,051	1,032	1,910	2,162
Total Valuations .....	\$14,920	\$17,782	\$27,693	\$40,365	\$25,354
<b>NEW DWELLING UNITS</b>					
Single Family Residential .....	350	320	415	617	403
Multiple .....	—	—	—	—	—
Total Units .....	350	320	415	617	403

Source: "California Construction Trends", Security Pacific National Bank.

permits issued through May of 1978 amounted to \$33,164,000, of which \$30,078,000 applied to the 573 new single family residences approved and alternations to existing residences.

**Employment**

The majority of the District's residents commute to jobs located elsewhere in Orange or Los Angeles counties. A special census conducted within the City of Yorba Linda by the State Department of Finance during January, 1976 reported that there were 9,398 employed persons residing in the city. The January, 1976 unemployment rate for the City of Yorba Linda was reported as 3.03 percent.

The tabulation to the right provides a summary of employment by category within the City of Yorba Linda during July, 1975, the latest period for which data is available. It can be noted that government, services and retail trade, respectively, were the largest categories of employment within the city during July, 1975. These data do not include the sizable number of migrant agricultural workers employed during the harvesting period.

The major employers in the District, their primary products or service and their approximate number of employees are listed on the following page.

**CITY OF YORBA LINDA****Distribution of Employment as of July, 1975**

Category	Number of Employers	Number of Employees
Agriculture .....	11	115
Mining .....	3	23
Construction .....	36	265
Manufacturing .....	2	①
Transportation, communi- cations and utilities .....	10	31
Wholesale trade .....	7	65
Retail trade .....	43	415
Finance, insurance and real estate .....	12	67
Services .....	58	417
Government .....	17	586
Other .....	1	②
Totals .....	200	2,008③

① Data unavailable due to confidential nature. One of the firms is in the lumber/furniture manufacturing group and the other is in the transportation equipment manufacturing group.

② Data unavailable due to confidential nature.

③ The total is greater than the sum of the individual figures due to unavailable data.

Source: State Department of Employment Development.

## YORBA LINDA COUNTY WATER DISTRICT

### Summary of Major Employers

Name of Employer	Location	Primary Products or Service	Approximate Number of Employees
<i>Industrial Employers:</i>			
The Hartwell Corporation	Placentia	Mechanical fasteners	200
Jo-Line Tools, Inc.	Anaheim	Torque tools	120
Fredericks Sales, Inc.	Anaheim	Carpeting, drapes and finished lumber products	80
Anaheim Manufacturing	Anaheim	Garbage disposal systems	75
Heath & Company	Placentia	Signs and lighting fixtures	60
<i>Non-Industrial Employers:</i>			
Placentia Linda Community Hospital	Placentia	Health care	240
Placentia Unified School District	Yorba Linda	Public education	220①
Yorba Linda Elementary School District	Yorba Linda	Public education	205
Esperanza Inter-Community Hospital	Yorba Linda	Health care	70
City of Yorba Linda	Yorba Linda	Municipal government	70

① Includes only the employees working at the schools located within the Yorba Linda County Water District.  
Source: Employers listed.

## Industry

The major industrial organizations are located in the Anaheim and Placentia portions of the District. The City of Yorba Linda currently has 60 vacant acres zoned for planned industry. The extraction of oil actively occurs within the District and the surrounding area while the Union Oil Company of California's Union Chemicals Division and Research Center are located less than one-half mile from the District's western boundary. The Union Chemicals Division and Research Center employ approximately 140 and 570 employees, respectively.

A list of the major industrial employers in the District appears in the preceding tabulation.

## Commerce

Retail commercial establishments in the District are centered in a number of neighborhood shopping areas and consist primarily of facilities designed to serve the immediate locality, such as food markets, cleaners, specialty stores and automobile service

stations. Regional shopping facilities are located at the Brea Mall and the Orange Mall, each of which is located within three miles of the District's boundaries.

The following tabulation shows the growth in the number of commercial permits and the amount of taxable sales for the City of Yorba Linda during the past five calendar years.

### CITY OF YORBA LINDA

#### Summary of Taxable Transactions

Calendar Year	Number of Permits	Taxable Transactions
1973.....	220	\$16,649,000
1974.....	257	17,887,000
1975.....	307	19,596,000
1976.....	374	23,606,000
1977.....	419	28,825,000

Source: State Board of Equalization.



## **Agriculture**

Citrus and avocado ranching activities played a significant role in the development of Yorba Linda and environs. Although recent residential development has consumed large amounts of agricultural acreage, agriculture still comprises a portion of the local economy. The principal agricultural activities, at present, include citrus and avocado ranching, the growing of strawberries and the cultivation of plants for commercial nurseries.

## **Transportation**

Residents of the District enjoy favorable access to the Southern California Freeway network. The District's boundaries are located within one-half mile of the Riverside Freeway (State Route 91) and within two and one-half miles of the Orange Freeway (State Route 57). Both freeways form junctions with other major freeways within ten miles of the District.

The District is traversed by Imperial Highway (State Route 90) and the main line of the Atchison, Topeka & Santa Fe Railroad. Rail freight service is available in Fullerton approximately six miles west of the District. Daily Amtrak passenger service to Los Angeles and San Diego is available in Santa Ana, approximately 11 miles south of the District.

The Orange County Transit District provides local bus service within the Yorba Linda County Water District and forms connections with the Park-and-Ride Service of the Southern California Rapid Transit District and Greyhound Bus Lines. The major trucking lines which operate within Orange and Los Angeles counties also serve Yorba Linda.

Fullerton Municipal Airport is located approximately ten miles west of the District and the Orange County Airport is approximately 12 miles south of the District. Both the Ontario International Airport and Los Angeles International Airport are located within one hour's driving distance of the District.

## **Banking**

Commercial banking offices are maintained in the District by the Bank of America NT & SA (2 offices), Security Pacific National Bank and United California Bank. Additional financial services are provided by branch offices of the Fullerton Savings

and Loan Association, Pomona First Federal Savings and Loan Association and World Savings and Loan Association.

## **Utilities**

Electric power is supplied within the District by the Southern California Edison Company. The Southern California Gas Company provides natural gas. Telephone service is provided by Pacific Telephone. As previously noted, the District furnishes water service. Sewer service is provided by the District, except that the City of Yorba Linda will provide sewer service to the major portion of Improvement District No. 1 and throughout all of Improvement District No. 2. The District also provides sewer service to a 440-acre area known as the Locke Ranch.

## **Education**

Public elementary and secondary education is provided to residents of the District by the Yorba Linda Elementary School District, Placentia Unified School District and the Fullerton Union High School District. Eight public elementary schools and two junior high schools are located within the Yorba Linda County Water District, in addition to two parochial schools.

The District is also within the North Orange County Community College District, which operates accredited two-year colleges in Fullerton and Cypress.

Yorba Linda is located within commuting distance of several four-year collegiate institutions, the closest of which is California State University, Fullerton. Other recognized four-year colleges and universities within a twenty-mile radius of the District include California State Polytechnic University at Pomona, the University of California, Irvine, Chapman College, Claremont Graduate School and University Center (Claremont Men's College, Harvey Mudd College, Pitzer College, Pomona College and Scripps College) and Whittier College.

## **Community Facilities**

The 114-bed Placentia Linda Community Hospital and the 106-bed Esperanza Inter-Community Hospital are located within the District. Additional

health care facilities are available at the 240-bed Canyon General Hospital which is located less than one-half mile from the District's southern boundary.

*The Yorba Linda Star* is published in the District and provides local news coverage on a weekly basis. Los Angeles and Orange County metropolitan dailies are also circulated within the District. The District is within broadcast range of Los Angeles and Orange County radio and television stations.

Seventeen churches, representing the major denominations, hold services within the District. The Yorba Linda Service League's 1977/78 *Directory of Yorba Linda Organizations* lists 74 service and fraternal organizations.

There are four public parks and two public tennis courts in Yorba Linda. The Orange County beach resorts and major recreational attractions are generally within thirty minutes driving distance of the Yorba Linda County Water District.

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